

**CITY OF SEQUIM
PRELIMINARY EVALUATION FOR ENVIRONMENTAL CHECKLIST
DETERMINATION OF NON-SIGNIFICANCE (DNS)
FILE NO. SEP17-002**

PROJECT: Bell Estates Major Subdivision (SUB16-002) & SEPA Evaluation (SEP17-002)

OWNER: Barnett NW Enterprises LLC
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LEAD AGENCY: City of Sequim

STAFF CONTACT / RESPONSIBLE OFFICIAL: Charisse Deschenes, Senior Planner,
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ISSUANCE DATE: April 20, 2017

THRESHOLD DETERMINATION: Determination of Nonsignificance

DOCUMENTS UNDER REVIEW: The environmental review consisted of analysis based on the following documents and are incorporated by reference (WAC 197-11-600(4)(b)) consistent with Chapter 16.04.160, SMC, in to the environmental record:

- City of Sequim 2015 - 2035 Comprehensive Plan
- City of Sequim Comprehensive Plan Environmental Impact Statement Addendum (to 1996 EIS and 2006 Update Environmental Checklist), Weinman Consulting, LLC
- City of Sequim Municipal Code and Ordinances
- Application for Major Subdivision (SUB17-001), Bell Estates
- Geotechnical Report, Nelson Geotechnical Associates, April 2007
- Environmental Checklist, Latta Engineering, PLLC, February 2017
- Bell Estates major subdivision plans, Latta Engineering, PLLC, March 2017
 - Preliminary Plat
 - Grading Plan & Trees over 8" in Diameter
 - Preliminary Road Plans / Profile and Utilities

- Preliminary Landscape Plan – Street Trees & Storm Water Tracts
- Conceptual Road Connection to Miller Road
- Existing Conditions
- Wetland and Wildlife Critical Area Report for Bell Hill Estate BLA Subdivision, Loggy Soil and Wetland Consulting, October 2016
- Wetland and Wildlife Critical Area Report for Bell Hill Estates BLA Subdivision – Revision 1, Loggy Soil and Wetland Consulting, March 2017
- Supplemental Addendum – Wetland Review of Adjacent Properties, Loggy Soil and Wetland Consulting, March 2017
- Cultural Resources Survey, Drayton Archaeology, January 2017
- Bell Hill Estates Traffic Impact Analysis, Gibson Traffic Consultants, December 2016
- Preliminary Storm Water Site Plan Report, Latta Engineering, PLLC, February 2017
- Phasing Plan Narrative, Latta Engineering, PLLC, March 2017
- Draft Covenants, Conditions and Reservations for Bell Hill Estates Association, February 2017
- 500' Vicinity Map, Latta Engineering, PLLC, March 2017

DESCRIPTION OF PROPOSAL: This major subdivision application is for 103 single-family residential lots for homes on approximately 25.66 acres. The project is proposed in three self-sufficient phases. Phase 1 represents development of the lower elevation portion of the project located adjacent to Brownfield Road (Lots 1 to 26). Phase 2 represents development of the middle elevation portion of the project (Lots 27 to 64) which is located immediately south of Phase 1. The final phase of the project, Phase 3, represents development of the uppermost elevation portion of the project (Lots 65 to 103) which is located immediately south of Phase 2.

PERMITS / APPROVALS REQUIRED:

1. Preliminary Major Subdivision
2. ROW / Site Construction / Grading Permits
3. Final Plat
4. Building Permits

LOCATION: Site fronts Brownfield Road located approx. 3,500 ft east of South Sequim Rd within the NE ¼ of Section 29, Township 30 North, Range 3 West, Clallam Co (Tax Parcel No.s 033209-120055 and 033209-120045)

ZONING: The property is zoned R4-8 – Single-Family Residential.

COMPREHENSIVE PLAN DESIGNATIONS: The future land use designation for the property is SFR – Single-Family Residential.

A. BACKGROUND: Pursuant to WAC 197-11-340(2), The City of Sequim is required to send any DNS or MDNS which may result from this environmental review, along with the checklist, to the Department of Ecology (ECY), and other agencies with jurisdiction, affected tribes, and other interested parties.

Concurrent applications include:

City of Sequim Major Subdivision SUB17-001– A major subdivision application is required for any land division into five or more residential lots.

- *All proposed street right-of-ways, dedications and utility easements must be clearly identified on a separate site plan. This plan shall also show the proposed locations, pipe sizes and connections for the water and sewer services.*

B. ENVIRONMENTAL ELEMENTS:

1. Earth:

- *The subdivision must be in compliance with WSDOE 2014 Stormwater Management Manual for Western Washington.*

a. General description of the site:

- *The overall landform for the subdivision is a complex north facing slope. The total landform ranges in elevation from 230 feet to 430 feet above sea level. Local relief on the landform consists of linear, concave and convex slopes.*

b. *Concur with Checklist*

c. *Concur with Checklist*

d. *Concur with Checklist*

e. *Concur with Checklist*

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

- *All site clearing, grading and construction activities shall comply with the Erosion and Sediment Control requirements identified in Section 13.104.220(A-O), SMC.*

g. *Concur with Checklist*

h. *Concur with Checklist*

2. Air:

a. *Concur with Checklist*

b. *Concur with Checklist*

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

- *The potential impacts to the air quality emanating from dust and vehicle emissions during construction shall be mitigated by watering the site as necessary and minimize idling vehicles. Dust suppression options & techniques found in the Department of Ecology Publication #96-433 Revised July 2016 shall be utilized to prevent sediment-laden runoff.*
- *All equipment shall be maintained in proper working order to minimize emissions.*

3. **Water:**

a. Surface Water

- 1) *Concur with Checklist*
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
 - *The applicant shall coordinate with the HID for conformance and requirements of the District's Resolution No. 1-10-2000 and per the December 12, 2016 signed Interlocal Agreement between the City of Sequim and the HID. The Highland Irrigation District (HID) requires conformance with RCW 58.17.310. The HID provided the City of Sequim a letter dated March 30, 2017 to the City of Sequim. The HID stated that the letter will be updated and provided to the City of Sequim for the applicant. Below is the latest version of the letter:*

Highland Irrigation District (HID) has reviewed the plans for this development and below is a list of issues and requirements we have identified to date. This is a draft letter intended to provide scope and direction prior to our meeting. HID will provide a final letter of required actions following our meeting and approval by our board.

- 1) *The existing ditch may be moved to a new location on this parcel with the following requirements:*
 - a. *Any change of ditch location must be placed in 8" schedule 40 PVC pipe, glued or gasket*
 - b. *Entrance to pipe must be placed in a cleanable D-box.*
 - c. *D-box must have a steel trash grate, 24" X 24" with maximum width between grate bars of $\frac{3}{4}$ ", grate must be lockable.*
 - d. *Thrust blocks must be installed at bottom (end) of pipe prior to spilling into existing culvert under Brownfield rd., and at all direction changes.*
 - e. *10' easement shall be granted and recorded. 5' each side of buried irrigation pipe.*
 - f. *Water must enter and exit the parcel at current locations.*
- 2) *Irrigation water must be provided to each new parcel created:*
 - a. *Pipe size must be able to deliver 4.5 gpm to each parcel*
 - b. *Home owner association will be responsible for maintaining the entire Bell Hill Estates irrigation system.*

- c. *HID will be responsible for providing water to the system from the 8" irrigation pipe.*
 - d. *4" gate valve shall be installed on the 8" irrigation line to supply the irrigation system.*
 - 3) *No development run off water can be diverted back into the irrigation canal.*
- 3) *Concur with Checklist*
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
 - *The applicant shall coordinate with the HID for conformance and requirements of the District's Resolution No. 1-10-2000 and per the December 12, 2016 signed Interlocal Agreement between the City of Sequim and the HID.*
- 5) *Concur with Checklist*
- 6) *Concur with Checklist*
- b. Ground Water
 - 1) *Concur with Checklist*
 - 2) *Concur with Checklist*
- c. Water runoff (including stormwater):
 - *A Stormwater Management Plan was submitted to the City of Sequim Department of Community Development and Public Works Departments for review. This plan shall be in conformance with the adopted WSDOE 2014 Stormwater Management Manual for Western Washington and the SMC. Compliance shall be demonstrated through the implementation of an approved stormwater site plan consisting of a large parcel Erosion and Sediment Control Plan (ESC) and a Permanent Stormwater Quality Control Plan (PSQC), as appropriate.*
 - *Development standards for this project will require connection to the City water and sewer systems and a City approved stormwater management plan that will provide protection to the aquifer-recharge area.*
 - *The overall drainage plan shall address incorporation of Low Impact Development techniques through the use of approved water quality Best Management Practices and landscape material to assist in the treatment of the stormwater runoff.*
 - *Applicant shall provide a maintenance and operation program in conformance with*

the WSDOE 2014 Stormwater Management Manual for Western Washington and the SMC, to be approved by the City of Sequim Public Works Director.

- *As a condition of the storm drainage approval, the City of Sequim will have a recorded right-of-entry agreement that will allow City personnel to inspect the storm system and require corrective action should such actions be found necessary for proper system operation.*
- 1) *Concur with Checklist*
- 2) *Concur with Checklist*
- 3) *Concur with Checklist*
- d. Proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any:
 - *The applicant must comply with the WSDOE 2014 Stormwater Management Manual for Western Washington and the SMC.*

4. Plants:

- a. *Concur with Checklist*
- b. What kind and amount of vegetation will be removed or altered.
 - *The applicant submitted a preliminary landscape and street tree plan (Sheet L-1). Notes on the plan state that:*
 - *fencing will be provided in accordance with the 2014 Stormwater Management Manual for Western Washington, and*
 - *Landscaping and vegetative screening within stormwater tracts 1 and 2 shall be provided in accordance with the City of Sequim Development Standards and the 2014 Stormwater Management Manual for Western Washington.*
 - *All landscaping must be in conformance with the species identified in the City of Sequim Streetscape Manual.*
 - *The grading and composite utility plan (Sheet C-4) identifies locations of all existing trees greater than eight inches in diameter. All trees eight inches in diameter or greater shall be preserved to enhance the appearance of the subdivision, where possible (Chapter 17.28.030, SMC).*
- c. List threatened and endangered species known to be on or near the site.
 - *There are no threatened or endangered plant species identified in the Wetland & Wildlife Critical Areas Report by Loggy Soil & Wetland Consulting.*
- d. *Concur with Checklist*

e. *Concur with Checklist*

5. Animals:

a. *Concur with Checklist*

b. List any threatened and endangered species known to be on or near the site.

- *The Wetland & Wildlife Critical Areas Report by Loggy Soil & Wetland Consulting indicate that there are no spotted owl sites on the property that supports, nesting roosting an foraging within the area of the proposed subdivision site. The report also states, “ The proposed subdivision if approved will have no effect (on) any spotted owls or management buffers. ”*
- *The Roosevelt Elk is not considered a threatened or endangered species. The City’s Critical Areas Ordinance requiring a habitat management plan does not apply. The applicant shall comply with all applicable City, State, and Federal regulations.*

c. Is the site part of a migration route? If so, explain.

- *The Wetland & Wildlife Critical Areas Report by Loggy Soil & Wetland Consulting indicates that the proposed subdivision falls within the regular concentration and crucial winter range of the Roosevelt Elk. The subdivision will directly affect this area of the priority concentration area and crucial winter range area by removing 20.8 acres of herbaceous grasses and forbs habitat, and 4.8 acres of open herbaceous/shrub/forest habitat and shelter by converting the acres to the housing development.*

d. Proposed measures to preserve or enhance wildlife, if any:

- *The report concludes that the spotted owl habitat is outside of the proposed subdivision area and that although Roosevelt Elk are present and some of the habitat will be removed, this development by itself is not likely to adversely affect the elk habitat and range on the already fragmented rural and urban developed Priority Area within Sequim.*
- *The City of Sequim Critical Areas Ordinance does not require a management plan for species that are not endangered or threatened.*
- *Applicant shall comply with all applicable City, State, and Federal regulations.*

e. *Concur with Checklist*

6. Energy and Natural Resources: *Concur with Checklist*

7. Environmental Health:

a. *Concur with Checklist*

b. Noise

1) *Concur with Checklist*

2) *Concur with Checklist*

3) Proposed measures to reduce or control noise impacts, if any:

- *Operation of heavy machinery during construction shall be limited and consistent with Section RCW 70.107 Noise Control.*

8. Land and Shoreline Use:

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe,

- *The site is currently vacant. The site is within the R4-8 (single-family) zoning designation and the Future Land Use Map from the City's 2015-2035 Comprehensive Plan identifies the site as Single-Family Residential. Adjacent properties are low density residential in nature or vacant. The proposed major subdivision will provide more density in the neighborhood. Additional traffic will enter the neighborhood from Brownfield Road.*

Concur with Checklist

Concur with Checklist

Concur with Checklist

Concur with Checklist

Concur with Checklist

Concur with Checklist

h. Has any part of the site been classified as a critical area by the city or county? If so, specify,

- *Wetland & Wildlife Critical Areas Report by Loggy Soil & Wetland Consulting indicates that critical areas were located on the site.*

i. *Concur with Checklist*

j. *Concur with Checklist*

k. *Concur with Checklist*

l. *Concur with Checklist*

m. *Concur with Checklist*

9. Housing: *Concur with Checklist*

10. Aesthetics: *Concur with Checklist*

11. Lighting and Glare:

- *Street lighting design shall be submitted to the City of Sequim Department of Community Development and the Public Works Department and it shall be in conformance with examples identified in the City of Sequim Streetscape Manual.*
- *All street lighting shall be fully shielded and downward facing. Street lighting shall be the “Nevada” style 12’ in height.*

a – d. *Concur with Checklist*

12. Recreation:

a. What designated and informal recreational opportunities are in the immediate vicinity?

- *The City of Sequim Carrie Blake Park is located in the vicinity as well as the Olympic Discovery Trail. Bike lanes are located on Brownfield Road.*

b. *Concur with Checklist*

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

- *The City of Sequim collect park impact fees with residential building permits to accommodate new park needs.*

13. Historic and Cultural Preservation:

- *The applicant provided A Cultural Resource Assessment of the Proposed Bell Hill Estates Subdivision Project conducted by Garth L. Baldwin and Marsha R. Hanson of Drayton Archaeology to locate and identify any cultural resources within the project area. Drayton Archaeology conducted a background review, field investigation and a report. There were no cultural, historical or archaeological materials or sites discovered per the assessment.*
- *The applicant will follow the requirements of RCW 27.53 Archaeological Sites and Resources, RCW 27.44 Indian Graves and Records, and RCW 68.50.645 Notification.*
- *City Staff provides applicants with Inadvertent Discovery Plans for development projects. The document provides information regarding possible cultural resources found in the field and provides contact information and directions when resources are*

found in the field.

14. Transportation:

a. *Concur with Checklist*

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

- *Clallam County Transit System operates shuttle, dial-a-ride and paratransit services in the City of Sequim. The closest Clallam Transit Center is approximately 1.3 miles from the site. With the completion of Brownfield Road, Overlook Terrace major subdivision, and the Solano development located to the south and east, the Transit System may consider incorporating Brownfield Road into future route planning. Clallam Transit has had an opportunity for review and comment on this proposal.*

c. *Concur with Checklist*

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private)

- *Improvements to existing Brownfield Road must be in accordance with City Street Standards.*

e. *Concur with Checklist*

f. *Concur with Checklist*

g. *Concur with Checklist*

h. *Concur with Checklist*

i. *Concur with Checklist*

15. Public Services: *Concur with Checklist*

16. Utilities:

a. *Concur with Checklist*

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

- *This also includes the Highland Irrigation District service.*

C. Non Project Actions

N/A

D. Conclusion:

Based on the analysis, the proposal can be found to not have a probable significant adverse impact on the environment; therefore, the lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The City reserves the right to review any future revisions or alterations to the site or to the proposal in order to determine the environmental significance or non-significance of the project at that point in time.

Prepared by: Charisse Deschenes, Senior Planner

cc: Joseph Irvin, Assistant City Manager